

125.0

Map

0004

Block

0001.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 684,800 /

USE VALUE: 684,800 /

ASSESSed: 684,800 /

Total Card /

Total Parcel

684,800

684,800

684,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	BARTLETT AVE, ARLINGTON

OWNERSHIP

Owner 1:	BLACK DANA A
Owner 2:	BLACK JOAN C
Owner 3:	
Street 1:	46 BARTLETT AVE #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Wood Shingle Exterior and 2171 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7112																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	684,800			684,800
Total Card	0.000	684,800			684,800
Total Parcel	0.000	684,800			684,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	315.43	/Parcel:	315.43

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	684,800	0	.		684,800		Year end	12/23/2021
2021	102	FV	664,700	0	.		664,700		Year End Roll	12/10/2020
2020	102	FV	654,700	0	.		654,700	654,700	Year End Roll	12/18/2019
2019	102	FV	578,500	0	.		578,500	578,500	Year End Roll	1/3/2019
2018	102	FV	511,900	0	.		511,900	511,900	Year End Roll	12/20/2017
2017	102	FV	466,800	0	.		466,800	466,800	Year End Roll	1/3/2017
2016	102	FV	466,800	0	.		466,800	466,800	Year End	1/4/2016
2015	102	FV	431,600	0	.		431,600	431,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACK DANA A	25825-157		11/17/1995			1	No	No	A

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACK DANA A	25825-157		11/17/1995			1	No	No	A

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACK DANA A	25825-157		11/17/1995			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aporo

2023

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

CONDO CONVERSION 11/95, Building Number 1.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1910	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits:	1	Rating: Good
A Kits:		Rating:
Frpl:	1	Rating: Good
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	154 - 7112

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	s: 9			BR	s: 5		Bath	s: 2		HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.13364804
Const Adj.:	0.99980003
Adj \$ / SQ:	345.694
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	841251
Depreciation:	156473
Depreciated Total:	684778

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	3
Totals			
1	9	5	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

PARCEL ID

125.0-0004-0001.A

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,171	345.690	750,50
Net Sketched Area:		2,171	Total:	750,50
Size Ad	2171 Gross Area	2171	FinArea	217

SUB AREA DETAIL

[illegible]

IMAGE



AssessPro Patriot Properties, Inc